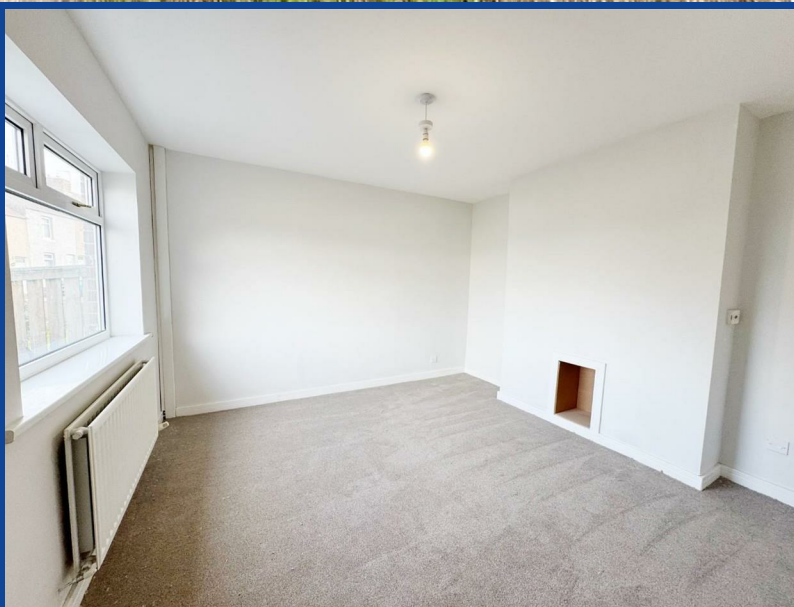




Hollyhurst Road, West Cornforth, DL17 9JS
3 Bed - House - Semi-Detached
£102,500

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Boasting a spectacular corner plot; it is with pleasure that we offer to the market with no onward chain, this upgraded & modernised semi detached house with three bedrooms & additional loft space on Hollyhurst Road, pleasantly situated within the popular, family orientated location of West Cornforth. Having undergone full refurbishment in 2025, the property boasts a re-fitted kitchen, re-fitted bathroom & is the ideal property for clients seeking that 'move-in ready' home. Having easy access to all of the local amenities offered in & around the immediate area itself & within excellent commuting distance to all major road links leading to Durham City, Darlington & Teesside, the property also benefits from gas central heating via a combo boiler & double glazing throughout. In brief, this tastefully decorated property comprises: Welcoming entrance hallway with stairs to the first floor, spacious lounge with window to front elevation & the stunning open-plan kitchen/dining area. The first floor landing boasts three bedrooms & beautiful family bathroom with modern three piece suite. Additionally, a stairway from the second bedroom leads to a 14ft x 13ft (approximately) loft space. Externally, the property enjoys gardens to front, side & rear with the potential to develop further. We strongly encourage thorough internal inspection in order to fully appreciate the style, space, quality & layout of this impressive residence for sale.

EXTERNALLY

FREEHOLD
EPC Rating: E
Council Tax Band: A

ENTRANCE HALLWAY

LOUNGE
12'2 x 12'2 (3.71m x 3.71m)

KITCHEN
11'6 x 10'6 (3.51m x 3.20m)

DINING AREA
10'6 x 7'6 (3.20m x 2.29m)

FIRST FLOOR LANDING

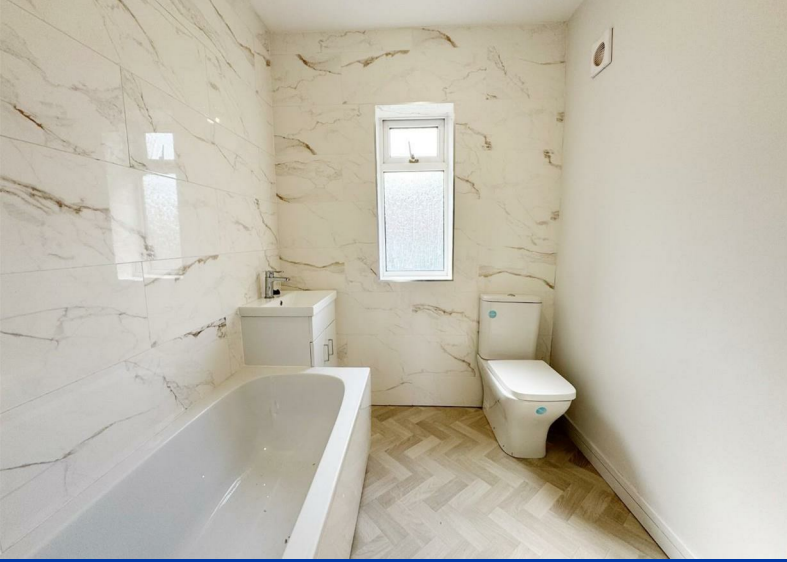
MASTER BEDROOM
11'6 x 10'2 (3.51m x 3.10m)

BEDROOM TWO
11'6 x 10'10 (3.51m x 3.30m)

BEDROOM THREE
10'2 x 7'3 (3.10m x 2.21m)

BATHROOM
7'7 x 6'3 (2.31m x 1.91m)

LOFT SPACE
14'5 x 13'5 (4.39m x 4.09m)



OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

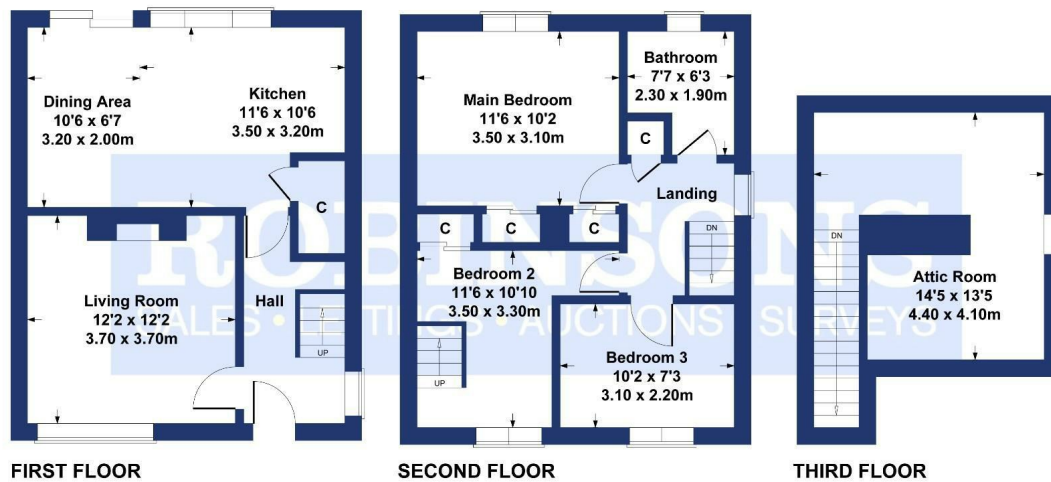
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Hollyhurst Road, West Cornforth, DL17 9JS

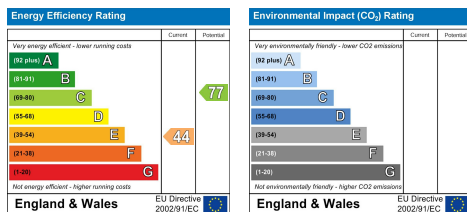
Approximate Gross Internal Area
1066 sq ft - 99 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



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